

Greenbriar Town Center LCI Implementation Phase A (Land Use)

SPI Zoning Requirements

Last Updated: 8/29/03

#	Category	Requirement	Source	Subarea(s)	Issues/History
AD-1	Administrative: Special Administrative Permits	Establish the Mall as the focal point of the study area.	Plan, p. 25	TC	Require development review and Special Administrative Permit by the Bureau of Planning prior to building permit.
AD-2	Administrative: Special Administrative Permits	Be consistent with base zoning districts.	BOP Proposed 8/21	All	
AD-3	Administrative: Special Use Permits	Be consistent with base zoning districts.	BOP Proposed 8/21	All	
BC-1	Maximum Building Coverage	Be consistent with base zoning districts.	BOP Proposed 8/21	All	
BL-1	Bulk Limitations	Be consistent with base zoning districts.	BOP Proposed 8/21	All	
BM-13	Building Materials	Require natural building materials, such as stone, wood, slate, or Georgia red brick. Do not allow any artificial or industrial materials such as aluminum.	Plan, p. 36	On facades along storefront streets.	"Georgia red brick" might be too restrictive.
BP-12	Bicycle Parking	Provide bicycle racks at activity centers and major developments	Plan, p. 37	All exc. SLSF	Specify based on square footage, not on required car spaces.
DC-1	Development Controls: Connectivity Incentive	Use open space requirements to encourage new streets, connectivity and on-street parking	BOP Proposed 8/21	All exc. SLSF	
DC-2	Development Controls: New Streets Incentive	Create an interconnected street network that supports pedestrians as well as shorter auto trips and transit.	Plan, p. 26	All	Include a maximum block size of 400', and connectivity incentives.
DC-3	Development Controls: New Streets Incentive	Use open space requirements to encourage new streets, connectivity and on-street parking.	BOP Proposed 8/21	All exc. SLSF	
DC-4	Development Controls: On-street Parking Incentive	Use open space requirements to encourage new streets, connectivity and on-street parking	BOP Proposed 8/21	TC, NC, MUC	

LD-1	Loading Areas, etc.	Loading/service areas including refuse containers should be out of public view and not front onto a primary street	Plan, p. 37	All	
LD-2	Loading Areas, etc.	Mechanical equipment on roof must be screened from public view	Plan, p. 37	All	
OL-1	Other Lighting	Provide pedestrian level lighting at a height of ten (10) feet or less near building entryways	Plan, p. 37	All exc. SLSF	
OL-1	Other Lighting	Lighting should be prohibited from spilling into residential areas.	BOP Proposed 8/21	All	
OS-1	Open Space	Require large developments to provide usable open space in the form of courtyards or plazas	Plan, p. 37	All exc. SLSF	Allow “pooling” of open space requirements to create larger spaces.
OS-2	Open Space	Create a new network of public squares, parks, community focal points, and natural open spaces.	Plan, p. 26	All exc. SLSF	
OS-3	Open Space	Use open space requirements to encourage new streets, connectivity and on-street parking	BOP Proposed 8/21	All exc. SLSF	
P-1	Parking and Curb Cuts	Place 50% of the parking either in the rear of the building or within the building structure	Plan, p. 37	All	Not aggressive enough? Suggest prohibiting parking between the sidewalk and the primary building entrance. This was also suggested by Karl Barnes on 8/27.
P-2	Parking and Curb Cuts	Building height on parking structures will be limited to 2 stories. The two- story maximum applies to stand-alone structures as well as parking within mixed used buildings	Plan, p. 37	All	Need to understand this requirement. Why just 2 stories? Perhaps require retail or “active” uses on ground floor of parking structures if they are next to the sidewalk. Specify lighting requirements, and specify that parked cars should not be visible from public areas.
P-3	Parking and Curb Cuts	Allow and encourage shared driveways for adjacent developments.	BOP Proposed 8/21	All exc. SLSF	
P-4	Parking and Curb Cuts	On-site requirements should be consistent with Quality of Life zoning districts.	BOP Proposed 8/21	All exc. SLSF	
P-5	Parking and Curb Cuts	Only one curb cut is allowed per business.	Plan, p. 36	All	Establish maximum curb cut widths: 24’ for two-way. Allow two curb cuts for one-way driveways.
P-6	Parking and Curb Cuts	Encourage shared parking; require connections between parking lots and sidewalks.	Plan, p. 36	All exc. SLSF	
P-7	Parking and	Require a 10’ landscape buffer around the	Plan, p. 36	All	

	Curb Cuts	edge of parking lots adjacent to residences.			
P-8	Parking and Curb Cuts	Require a 5' landscape buffer around the edge of parking lots adjacent to streets.	Plan, p. 36	All	Buffer should exist between the parking lot and the street, not all the way around the lot.
PU-1	Permitted Uses	Provide smaller-lot, quality TND-oriented detached [residential] product	Plan, p. 25	SLSF	
PU-10	Permitted Uses	...mixed-use residential neighborhood...combining a range of housing types organized around neighborhood public green space.... Housing types include apartments, town homes, stacked flats, condominiums, and small lot single family cottages, especially targeted to the empty-nester market.	Plan, p. 27	MDR	Ensure that MDR subareas allow a healthy variety of housing types.
PU-11	Permitted Uses	New commercial buildings will house retail and professional uses....	Plan, p. 27	NC	
PU-12	Permitted Uses	...infill single-family residential ...adjacent to this new neighborhood center [Childress and Campbellton]...[which] provides a variety of single-family housing options, including small lot, one-story, empty-nester cottages.	Plan, p. 28	SLSF	
PU-13	Permitted Uses	Next to the expanded K-Mart is a new townhouse/apartment development on the redeveloped Flea Market site.	Plan, p. 28	MDR	
PU-14	Permitted Uses	...new medium density townhouses and apartments, together with mixed use commercial buildings [west of I-285].	Plan, p. 28	MDR / NC	
PU-15	Permitted Uses	Disallow drive-throughs and require gas stations to put gas convenience store at sidewalk in front of pumps.	BOP Proposed 8/21	All	Restrictions on drive-throughs was also requested by Karl Barnes on 8/27.
PU-16	Permitted Uses	Allow a maximum of 5% of building space in street front buildings to be used for non-residential uses, on ground level only.	BOP Proposed 8/21	MDR	
PU-2	Permitted Uses	Establish some attached [residential] product in the study area, particularly town homes	Plan, p. 25	MDR	Make sure that town homes are allowed in MDR subareas.
PU-3	Permitted Uses	Provide opportunities for new, more urban low-rise [residential] product as well as some rental above retail.	Plan, p. 25	All exc. SLSF	
PU-4	Permitted Uses	Redevelop... the Westgate Shopping Center site ... with more moderately priced garden-style [residential] product.	Plan, p. 25	NC	

PU-5	Permitted Uses	Local-serving office users ... located on mall property above or adjacent to new Main Street shops.	Plan, p. 25	TC	
PU-6	Permitted Uses	Establish more big boxes (in a pedestrian-friendly orientation) in the study area...	Plan, p. 25	TC, NC?	Where should big boxes be allowed? How do we ensure "pedestrian-friendly orientation?"
PU-7	Permitted Uses	Redevelop the Greenbriar Mall into an economically and socially vital mixed-use town center.	Plan, p. 26	TC	Require development review and Special Administrative Permit by the Bureau of Planning prior to building permit.
PU-8	Permitted Uses	Propose a mix of land uses, particularly higher density housing in a range of new housing types.	Plan, p. 26	TC, NC, MDR	Make sure a healthy mix is allowed in Mixed Use areas.
PU-9	Permitted Uses	New retail and commercial buildings [in Town Center] would be developed...as two-story commercial buildings that could include 2-story retail shops or single floor shops with offices above.	Plan, pp. 26-27.	TC	Consider allowing 4-5 stories in Town Center subarea.
RBS-1	Relationship of Building to Street	Development must meet a build-to line of 30 feet from the back of curb, rather than a setback line.	Plan, p. 36	All exc. SLSF	Consider 15-20' instead of 30'. Perhaps use a "supplemental zone" to make this more flexible than with a "build-to line."
RBS-2	Relationship of Building to Street	Primary building entrances must face onto the sidewalk and street.	Plan, p. 36	All	Entrances must remain unlocked as well.
RBS-3	Relationship of Building to Street	Prohibit blank walls at building façade.	Plan, p. 36	Along storefront streets	Require 75% clear windows.
SET-1	Side/Rear Yard Setbacks	Be consistent with base zoning districts.	BOP Proposed 8/21	All	
SG-1	Signage	Require pedestrian scale monument signs with natural materials (9 foot maximum from ground to the top of sign support)	Plan, p. 36	All exc. SLSF	Must specify what is "natural:" wood, stone, metal?
SG-2	Signage	Prohibit billboard signs	Plan, p. 37	All	Must check if we can do this via zoning.
SL-1	Site Limitations	Building height shall not exceed 3 stories unless visibility from the highway is an issue	Plan, p. 37	All exc. TC	Must clarify: "unless visibility is an issue." Might want to allow 4-5 stories at Town Center.
SL-1	Street Lighting	Require adequate pedestrian-scale lighting: max 40' apart, spaced between street trees.	BOP Proposed 8/21	All	Require "Atlanta" lights, with adequate spacing?
SS-1	Storefront Streets	Create a new mixed-use commercial center along the south side of the Greenbriar Mall.	Plan, p. 26	TC	Specify Greenbriar Parkway as a Storefront Street.
SS-2	Storefront Streets	Designate Greenbriar Parkway, Headland Drive, Campbellton Road between Langford Parkway and Maxwell, and south end of Mt. Gilead as Storefront Streets. Include all	BOP Proposed 8/21		

		proposed streets in the Town Center subarea.			
ST-1	Street Trees	Require street trees to be planted maximum 40' apart, between the sidewalk and the street. Require a minimum planting area of 16 sf.	BOP Proposed 8/21	All	
SW-1	Sidewalks	Sidewalks will be required along all streets	Plan, p. 37	All	Specify minimum sidewalk width, clear zone width, street furniture zone width, based on street type.
SW-2	Sidewalks	Buildings will have a 5' pedestrian zone along three sides	Plan, p. 37	All	This may be unnecessary, problematic, or detrimental to having zero-lot-line storefront development.
SW-3	Sidewalks, Connectivity, etc.	Define walkable neighborhoods and neighborhood commercial centers	Plan, p. 26	All	Require connectivity of sidewalks. Include a maximum block size of 400'.
TU-1	Transitional Uses and Yards	Ensure that adequate buffers exist between Mixed Use/Commercial, and Residential areas. Require a "transitional height plane" when adjacent to single-family residential areas.	BOP Proposed 8/21	All exc. SLSF	